

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2012-0080  
ACC Rio Grande Campus #2

**P. C. DATE:** 09/25/12, 11/13/12, 11/27/12, 01/08/13  
03/26/13

**ADDRESS:** 1204 West Avenue

**AREA:** 0.362 acres

**APPLICANT:** Austin Community College  
(William Mullane)

**AGENT:** MWM Design Group, Inc.  
(Frank Del Castillo, Jr.)

**NEIGHBORHOOD PLAN AREA:** Downtown

**CAPITOL VIEW:** No

**T.I.A.:** No

**HILL COUNTRY ROADWAY:** No

**WATERSHED:** Shoal Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**ZONING FROM:** LO, Limited Office, MF-4, Multifamily Residence (Moderate – High Density) & CS, General Commercial Services.

**ZONING TO:** DMU, Downtown Mixed Use.

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends DMU-CO, Downtown Mixed Use, Conditional Overlay. The Conditional Overlay will limit the height to sixty feet (60'), require a minimum five foot (5') front yard setback adjacent to West Avenue, prohibit the following use: Automotive repair services, Automotive sales, Automotive washing, Bail bond services, Cocktail lounge, Counseling services, Drop off recycling collection facility, Exterminating services, Funeral services, Financial services, Guidance services, Liquor sales, Local utility services, Outdoor entertainment, Residential treatment, Restaurant general, Restaurant limited, Service station and will limit total vehicle trips to less than 2,000 per day.

### **DOWNTOWN COMMISSION RECOMMENDATION:**

The Downtown Commission at their regularly scheduled meeting of March 20<sup>th</sup> voted to recommend approval of the zone change request with conditions. Please see the attached memo from Michael Knox, the Downtown Officer.

### **PLANNING COMMISSION RECOMMENDATION:**

The motion to approve staff's recommendation for DMU-CO combining district zoning was approved by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 9-0;

### **DEPARTMENT COMMENTS:**

The site is located in the Northwest District of the Downtown Austin Plan. The site is currently developed with a two single family dwelling units. The site is part of the Austin Community College Rio Grande Campus and is one of four zoning/rezoning requests submitted Austin Community College. The applicant is requesting a zone change to DMU which the staff supports with a height limit of sixty feet (60') which the

applicant has agreed to. This site is not located within the Red Bud Trail Capital View Corridor. The applicant is requesting a five foot (5') front setback adjacent to West Avenue which the staff is in agreement with. The Original Austin Neighborhood Association is supporting the request by Austin Community College. (see attached letter) This site is located within the "desired development zone" where development is encouraged to locate. This site is within the Downtown Plan (CBD/DMU). Any new construction will require compliance with Green Building standards of ONE Star for all buildings constructed on this site.

### **BASIS FOR RECOMMENDATION:**

*1. Zoning changes should promote compatibility with adjacent and nearby uses.*

Granting DMU-CO would be in keeping with the adjacent uses and zonings in the area and would be in conformance with the recently adopted Downtown Austin Plan.

### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<b>SITE</b>	MF-4, LO & CS	Multi-family residential
<b>NORTH</b>	LO	Office
<b>SOUTH</b>	CS	Retail
<b>EAST</b>	UNZ-H	Community College
<b>WEST</b>	P	Recreation Center

### **CASE HISTORIES:**

<b>CASE NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-06-0177 807 West Ave.	From MF-4 to DMU-CO	Approved DMU-CO [Vote: 7-0]	Approved DMU-CO [Vote: 5-0]
C14-2007-0212 907 Rio Grande	From MF-4 to LO-MU	Approved LO-MU [Vote 7-0]	Approved LO-MU [Vote 9-0]
C14-00-2236 609 West 9 <sup>th</sup> St.	From GO to GO - MU	Approved GO - MU [Vote 9-0]	Approved GO-MU [Vote 5-0]

### **NEIGHBORHOOD ORGANIZATION:**

- Austin Neighborhoods Council
- Downtown Austin Neighborhood Assn.
- Downtown Austin Neighborhood Coalition
- West End Alliance
- Original Austin Neighborhood Assoc.

**SCHOOLS:**

Matthews Elementary School, O Henry Middle School, Austin High School

**SITE PLAN:**

SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP2. There is a site plan currently approved for this property (SP-2008-0550C) which

for the remodel of an existing gymnasium to classroom and office space (16,424.25 sq. ft.) and other associated improvement for approximately 66% Impervious Cover (25,263.86 sq. ft.)

SP3. The site is subject to compatibility standards. Along the north property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.

In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

SP4. This site is within the Downtown Plan (CBD/DMU). Any new construction will require compliance with Green Building standards of ONE Star is required for all buildings constructed on this site. Contact the Green Building Program at 482-5300 for additional information. For information regarding the Downtown Plan and/or Design Commission, please contact Jorge Rousselin, with Urban Design Division at 974-2975.

**TRANSPORTATION:**

TR1. No additional right-of-way is needed at this time.

TR2. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

TR3. Existing Street Characteristics:

<u>Name</u>	<u>ROW</u>	<u>Pavement</u>	<u>Class</u>	<u>Sidewalk?</u>	<u>Bus Route?</u>	<u>Bike Route?</u>
West Avenue	80	40	Collector	Yes	No	No

**ENVIRONMENTAL:**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to floodplain maps there is a floodplain within the project area.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

**CITY COUNCIL DATE:** April 25th, 2013**ACTION:****ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Clark Patterson  
[Clark.patterson@ci.austin.tx.us](mailto:Clark.patterson@ci.austin.tx.us)**PHONE:** 974-7691



## MEMORANDUM

**TO:** Clark Patterson, Senior Planner  
Planning and Development Review Department

**FROM:** Michael Knox, Downtown Officer  
Economic Growth and Redevelopment Services Office

**DATE:** March 22, 2013

**SUBJECT:** ACC Zoning Recommendation

The Downtown Commission held its regular meeting on March 20, 2013. Meeting agenda Item #5 was to hear a presentation and take action on recommendations:

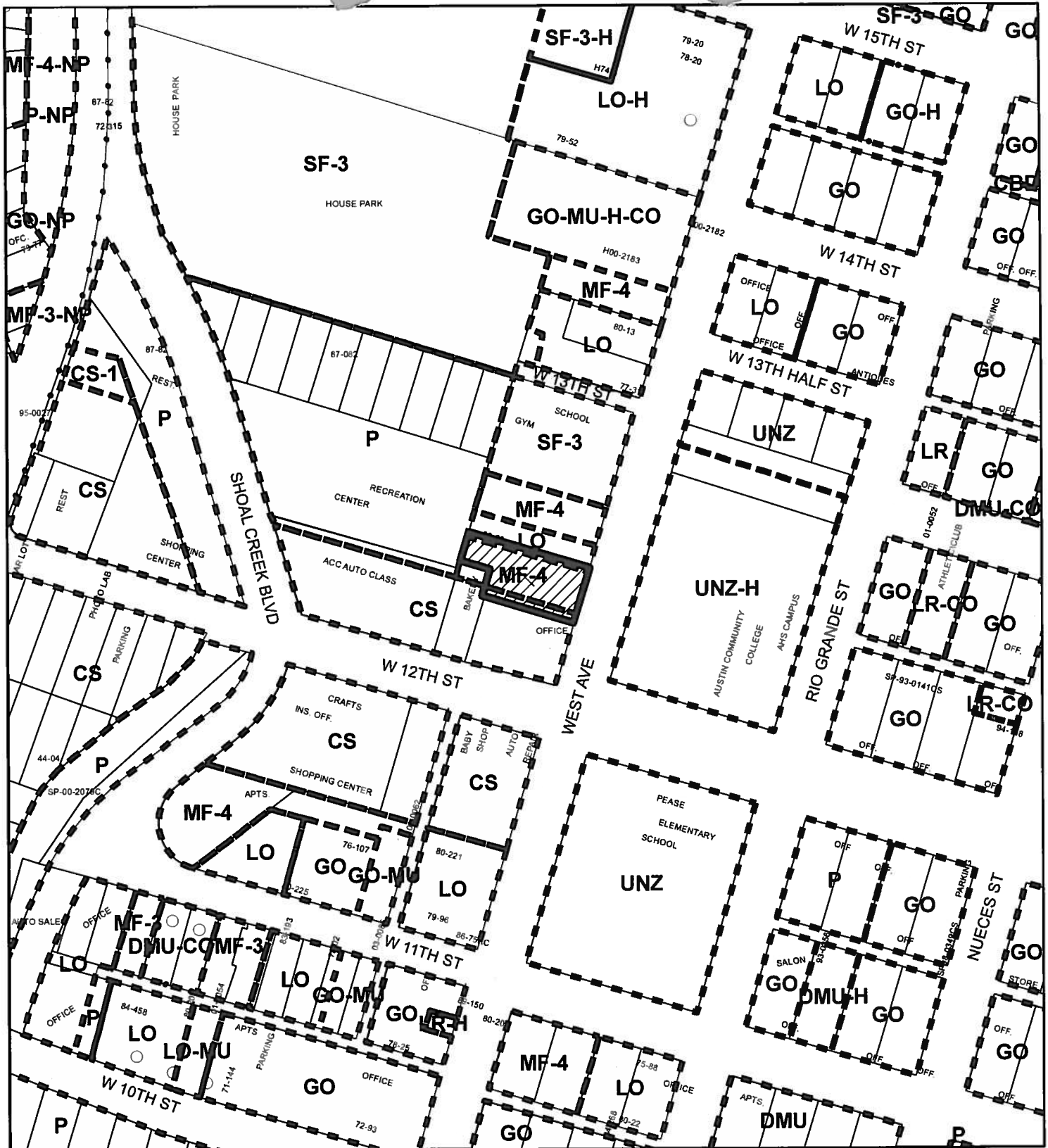
- C14-2012-0079 ACC 1218 West. Ave. – Rezoning from SF-3 and P to DMU
- C14-2012-0080 ACC 1204 West Ave. – Rezoning from LO, MF-4 and CS to DMU
- C14-2012-0081 ACC Block 153 – Rezoning from UNZ (unzoned) and UNZ-H to DMU and DMU-H
- C14-2012-0082 ACC Block 152 – Rezoning from GO and LR-CO to DMU

The Commission recommends approval of the zoning requests with the following conditions:

- DMU with a sixty foot height limit
- Inclusion of participation in the Austin Great Streets
- Prohibit restaurant general and cocktail lounges
- All prohibited uses included in the 1/17/13 Original Austin Neighborhood Association letter:

Automotive Repair Services, Bail Bond Services, Exterminating Services, Guidance Services, Outdoor Entertainment, Telecommunication Tower, Automotive Sales, Counseling Services, Funeral Services, Liquor Sales, Pawn Shop Services, Restaurant (Drive-in), Automotive Washing, Drop-Off Recycling Collection Facility, Financial Services, Local Utility Services, Residential Treatment, Service Station, and any use requiring an outdoor music permit.

Should additional information be needed, please contact me at 974-6415.



1" = 200'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING CASE

C14-2012-0080

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

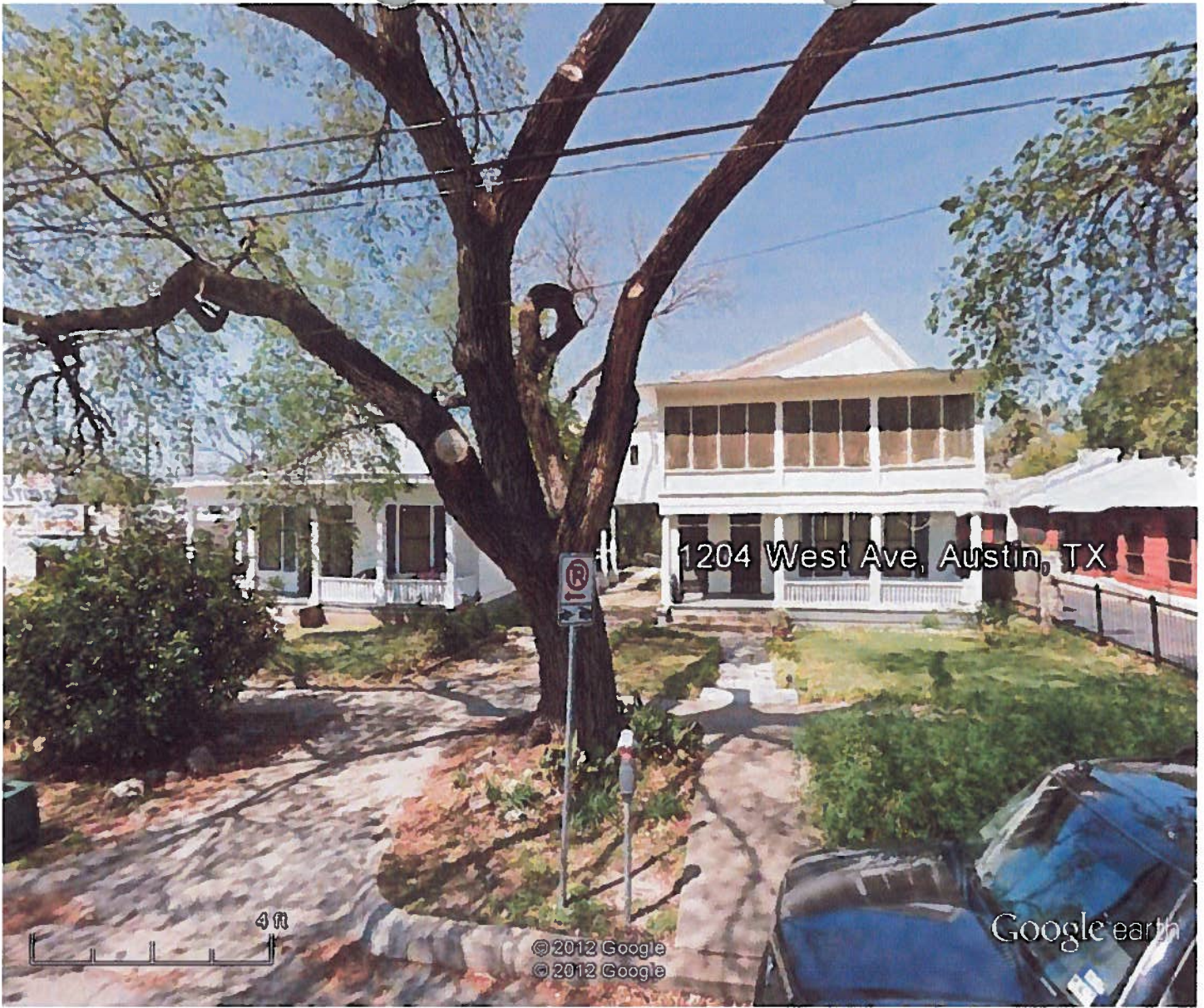
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.











Google earth

feet 10  
meters 3





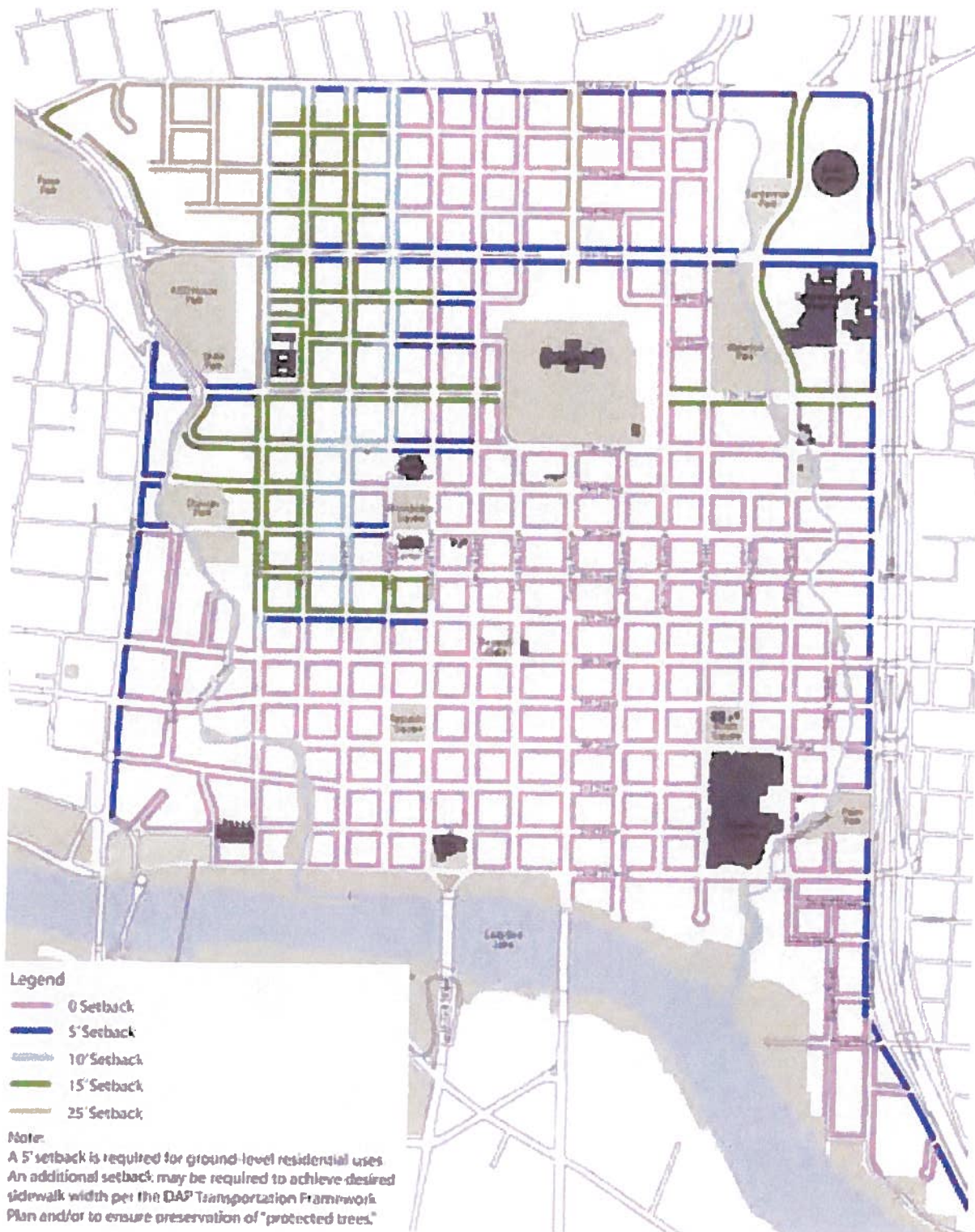
**Legend**

- Proposed change to CBD  
No height limit / Maximum FAR = 8.0
- Proposed change to DMU-120  
120' height limit / Maximum FAR = 3.0
- Proposed change to DMU-80  
80' height limit / Maximum FAR = 3.0
- DMU 60 (CS, GO, MF-4, GR)  
60' height limit / Maximum FAR = 1.0 - 2.0
- DMU 40 (LO, NO, LR, MF-3)  
40' height limit / Maximum FAR = 1.0
- Proposed change to P  
County-owned property subject to Master Plan

16 DOWNTOWN AUSTIN PLAN



## Amendment 42



Streetfront Setback Requirements Map





**Post Office Box 1282**  
**Austin, TX 78767**  
**www.originalaustin.org**

**January 17, 2013**

Mr. Bill Mullane  
Executive Director, Facilities and Construction  
Austin Community College District  
9101 Tuscany Way  
Austin, Texas 78754

**RE: Rezoning of ACC – Rio Grande Campus: C14-2012-082**  
**Revision of Original Letter of Conditional Support dated June 6, 2012**

Dear Mr. Mullane:

The Original Austin Neighborhood Association (OANA) Board of Directors met on January 8, 2013 and reviewed its position on the ACC-Rio Grande Campus plan, as well as the zoning case associated with it. Thank you for attending our meeting. As you know, we had further discussion of the ACC Rio Grande Campus master plan, and are submitting the following restatement and additions to our letter of June 6, 2012 in which we conditionally endorsed the master plan.

Like in the original letter, I've organized our response into three sections: zoning, setbacks and compatibility. Here it is:

### **Zoning**

We thank you for working with OANA over the last 3 years. We appreciate the opportunities we've had to discuss your plans and to provide input. We anticipate that you will be submitting a request to rezone nine (9) parcels of land in connection with your Rio Grande Campus plan. Our understanding of your zoning change requests is as follows:

1204 West Ave	from LO, MF-4, CS	to DMU
1206 West Ave	from LO, MF-4	to DMU
1215½ West Ave	from UNZ	to DMU
1218 West Ave	from SF-3, P	to DMU
1212 Rio Grande St	from UNZ-H	to DMU-H
1216 Rio Grande St	from UNZ	to DMU
1209 Rio Grande St	from GO	to DMU
1215 Rio Grande St	from GO	to DMU
605 West 13 <sup>th</sup> St	from LR-CO	to DMU

### **With regard to these zoning requests, we support them, subject to the following conditions and reservations**

1. Height: We support your effort to accommodate an increasing number of students and we support the Downtown Austin Plan's (DAP) recommendations regarding building height. The condition we propose is to restrict height to 60' on all 9 ACC-RGC properties, and therefore don't support your request for greater height on the 1216 Rio Grande Street property. This would make all your zoning requests conform to the DAP.

We understand that requiring DMU-60 on the 1216 Rio Grande property with the retention of the Annex Building (which we request in the Use conditions below) itself limits your student capacity, but it is hoped that an architecturally compatible addition to the Annex Building can meet most of your on the main campus expansion criteria.

## 2. Uses:

After further discussion and review, we do not support your planned demolition of the Annex Building at 1216 Rio Grande Street and we ask you to restore and integrate the Annex Building into the ACC-RGC master plan.

In addition, we propose is that the following potential uses of the property be prohibited:

- |   |                         |  |
|---|-------------------------|--|
| - Automotive Repair Services                    | - Automotive Sales      | - Automotive Washing                     |
| - Bail Bond Services                            | - Counseling Services   | - Drop-Off Recycling Collection Facility |
| - Exterminating Services                        | - Funeral Services      | - Financial Services                     |
| - Guidance Services                             | - Liquor Sales          | - Local Utility Services                 |
| - Outdoor Entertainment                         | - Pawn Shop Services    | - Residential Treatment                  |
| - Telecommunications Tower                      | - Restaurant (Drive-in) | - Service Station                        |
| - and any use requiring an outdoor music permit |                         |  |

We also ask that on the main campus, defined by West 12th, Rio Grande and West 13th ½ Streets and West Avenue, the main building's current restrictive covenant be extended over the entire main campus to allow only educational uses, educational use being defined in such a way as to discourage future use of the campus for nonstandard educational purposes.

3. Great Streets: We ask that that any and all development on each property include participation in the Austin Great Streets Program.

## **Setback requirements**

The street right-of-way for West Avenue is 80' with a pavement width of 40'. This provides for 20' of open space between the curb and the property line on each side of the street. In addition, the Downtown Austin Plan requires an additional 25' of building setback on the west side of West Avenue and an additional 10' of setback on the east side of West Avenue, for a total distance from the curb to any proposed building of 45' on the west side and 30' on the east side of the street, as shown on the Street front Setback Requirements Map. We understand that you will be requesting a modification to the Northwest District Street Front Setback Requirements as follows:

1204 West Ave	from 25 feet setback	to 5 feet setback or 25-feet from curb
1206 West Ave	from 25 feet setback	to 5 feet setback or 25-feet from curb
1218 West Ave	from 25 feet setback	to 5 feet setback or 25-feet from curb

**We support these requests for changes in the setback requirements** because they will benefit pedestrians and allow for more effective utilization of the properties.

## **Compatibility**

The Proposed Downtown Compatibility Zones and Standards provide for maximum height limitations that will affect your property because of the incorrect SF-3 Zoning that currently exists on the House Park property. We understand that you will be requesting a waiver to the Downtown Compatibility standards to eliminate the height limitations in relation to any parcel zoned or designated use as single-family. The waiver will only apply to Block 153.

OANA simply observes that the House Park property is incorrectly zoned and that this mistake should be corrected. Therefore, **OANA recommends that the City of Austin correct the zoning on the House Park property by changing it to P-Public**, which would remove 'compatibility' as an issue.



As stated and conditioned above, OANA supports Austin Community College's rezoning request, and looks forward to the proposed improvements of the Rio Grande Campus. If we need to provide support by attending a Planning Commission meeting or City Council meeting, let us know when the meeting(s) will be and we will have one of our representatives present.

Should you have any questions, please contact me.

Sincerely,



**Ted Siff, President**

**Board of Directors\***

**Albert Stowell, Treasurer**

**Blake Tollett, Secretary**

**Ray Canfield**

**Rick Hardin**

**Paul Isham**

**Perry Lorenz**

**John Horton**

**Bill Schnell**

**\*Karen Armstrong and Tom Borders were elected to the OANA Board of Directors at OANA's General Membership Meeting on January 8<sup>th</sup>, but after the board meeting, and did not participate in this discussion or vote.**

